

This floor plan has been designed as a visual aid to identify room names and positioning within the building. Some doors, windows or fittings may be incorrectly sized or positioned as these are included for identification purposes only. This is not a working drawing and is not to scale.
Plan produced using PlanUp.

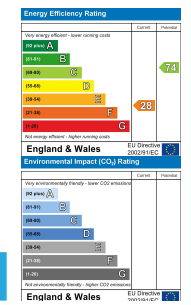


3 Grove Road, St Ishmaels, Pembrokeshire, SA62 3TG

- Detached Bungalow
- Three Bedrooms
- Front & Rear Garden
- Village Location
- recently Modernised
- Open Plan Living/Dining
- Loft Room
- Off-Road Parking
- Sought After Location
- EPC Rating F

Offers In Excess Of £250,000

COMPUTER-LINKED OFFICES THROUGHOUT WEST WALES and Associated office in Mayfair, London



VIEWING: By appointment only via the Agents.
TENURE: We are advised Freehold
SERVICES: We have not checked or tested any of the services or appliances at the property.
COUNCIL TAX: Band 'D'

PLEASE NOTE; This property is of non-standard construction.

ref: SSG / LLT / 07 / 22/takeonok

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WE WOULD LIKE TO POINT OUT THAT OUR PHOTOGRAPHS ARE TAKEN WITH A DIGITAL CAMERA WITH A WIDE ANGLE LENS. These particulars have been prepared in all good faith to give a fair overall view of the property. If there is any point which is of specific importance to you, please check with us first, particularly if travelling some distance to view the property. We would like to point out that the following items are excluded from the sale of the property: Fitted carpets, curtains and blinds, curtain rods and poles, light fittings, sheds, greenhouses - unless specifically specified in the sales particulars. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise. Services, appliances and equipment referred to in the sales details have not been tested, and no warranty can therefore be given. Purchasers should satisfy themselves on such matters prior to purchase. Any areas, measurements or distances are given as a guide only and are not precise. Room sizes should not be relied upon for carpets and furnishings.

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*** NO ONWARD CHAIN ****

This recently modernised Detached Bungalow is situated in the rural village of St Ishmaels, just under 5 miles outside of Milford Haven town

The accommodation comprises; An entrance hall, a kitchen/breakfast room fitted with a range of modern units and wood block worktops, with an integral dishwasher, oven, hob and 1.5 sink, an open plan Living/Dining Room, with views over the garden and countryside beyond, Two Double Bedrooms, One Single Bedroom, A bathroom and a loft Room providing ample storage. The property benefits from electric heating and double glazing.

Externally, to the front of the property, there is off-road parking for two vehicles, with a lawned area providing a range of plants and shrubbery. To the rear, the enclosed garden is mostly laid to lawn with a free-standing shed and a greenhouse. There is also a paved area, with space for a seating area along with side access to the left of the property from the front garden.



The village of St. Ishmaels is located some 11 miles southwest of the County Town of Haverfordwest, and some 6 miles west of Milford Haven. St. Ishmaels is a popular village situated within the Pembrokeshire National Park conservation area with the nearest cove being approx. 0.75-mile distance. St. Ishmaels has a Primary School, Sports Club, Garden Centre and the Puffin bus service.

Kitchen

9'9" x 16'6" max (2.98 x 5.03 max)

Bedroom One

10'10" x 10'10" (3.31 x 3.31)

Bathroom

5'5" x 7'8" (1.66 x 2.35)

Living Room

19'8" x 12'5" (6.00 x 3.80)

Bedroom Two

7'7" x 8'10" (2.33 x 2.71)

Loft Room

19'10" x 9'3" max (6.07 x 2.84 max)

Dining Area

8'10" x 9'4" (2.71 x 2.87)

Bedroom Three

10'10" x 6'5" (3.32 x 1.98)



DIRECTIONS

DIRECTIONS: From our Milford Haven office, continue down Fulke Street and turn right onto Hamilton Terrace. At the roundabout, take the first exit and follow the road for 5.4 miles, then take the 2nd left turn into St Ishmaels village. Follow the road into the village, then you will come to a T cross, go straight over and the property is the first on your left. The property will be on the left. What3Words reference: flute.drifters.quit

See our website www.westwalesproperties.co.uk in our TV channel to view our location videos about the area.